| 118.0 | 0004 | 0005.A | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 916,000 / 916,000 |
| | | | | | USE VALUE: | 916,000 / 916,000 |
| | | | | | ASSESSED: | 916,000 / 916,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 116 | | WRIGHT ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | CADIGAN PAUL & JULIE |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 116 WRIGHT ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | CADIGAN PAUL & JULIE - |
| Owner 2: | - |
| Street 1: | 116 WRIGHT ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Vinyl Exterior and 2338 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6528.000 | 484,900 | | 431,100 | 916,000 |
| Total Card | 0.150 | 484,900 | | 431,100 | 916,000 |
| Total Parcel | 0.150 | 484,900 | | 431,100 | 916,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.85 /Parcel: 391.85

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 76312

**GIS Ref**

**GIS Ref**

**Insp Date** 09/26/18

!9188!

## PREVIOUS ASSESSMENT

Parcel ID 118.0-0004-0005.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 484,900 | 0 | 6,528. | 431,100 | 916,000 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 471,400 | 0 | 6,528. | 431,100 | 902,500 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 471,400 | 0 | 6,528. | 431,100 | 902,500 | 902,500 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 349,000 | 0 | 6,528. | 424,900 | 773,900 | 773,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 349,000 | 0 | 6,528. | 326,400 | 675,400 | 675,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 349,000 | 0 | 6,528. | 307,900 | 656,900 | 656,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 349,000 | 0 | 6,528. | 283,300 | 632,300 | 632,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 335,600 | 0 | 6,528. | 264,800 | 600,400 | 600,400 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 08:37:35 |

**LAST REV**

| Date | Time |
|---|---|
| 10/02/18 | 08:43:08 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9188

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| EGAWA TERUO | 31550-344 | | 6/25/2000 | | 249,900 | No | No | | |
| MACUSO BASTIANO | 24522-565 | | 5/9/1994 | | 184,500 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 76312 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/15/2004 | 802 | Addition | 140,000 | | | | | second story addit |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/26/2018 | MEAS&NOTICE | CC | Chris C |
| 5/1/2009 | Meas/Inspect | 189 | PATRIOT |
| 3/23/2009 | Measured | 197 | PATRIOT |
| 4/6/2005 | Permit Visit | BR | B Rossignol |
| 7/18/2001 | External Ins | PM | Peter M |
| 9/1/2000 | MLS | MM | Mary M |
| 2/14/2000 | Measured | 264 | PATRIOT |
| 12/1/1981 | | CM | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6528 | | Sq. Ft. | Site | | 0 | 70. | 0.94 | 6 | | | | | | | | | 431,087 | | | | | | 431,100 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.14986 | Total SF/SM: | 6528 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 431,087 | Spl Credit | | Total: | 431,100 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | CREAM | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1955 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G6 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 50 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | 2 | Rating: | Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | 2 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.14157295 |
| Const Adj.: | 0.99000001 |
| Adj $ / SQ: | 146.920 |
| Other Features: | 141160 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 508234 |
| Depreciation: | 23379 |
| Depreciated Total: | 484855 |

## COMMENTS

SINK AND TOILET IN BSMT.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 0 | BRs: | 0 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

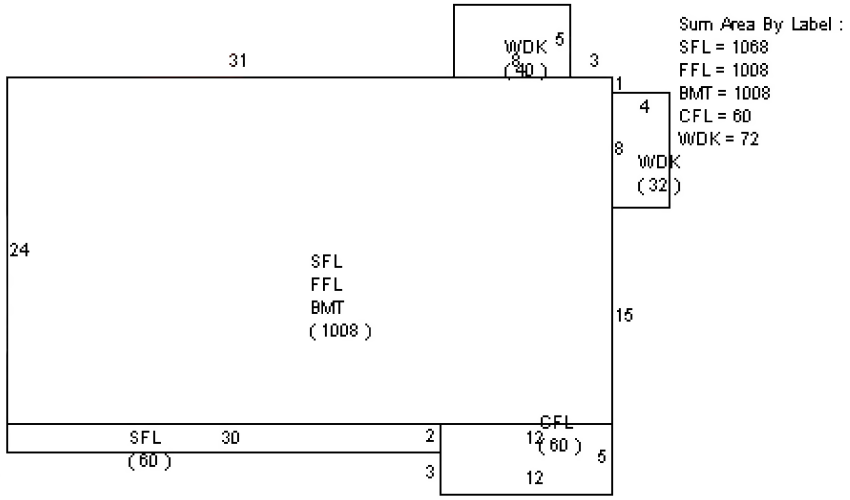
| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | 2004 |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| | 7 | 4 | |

| Totals |
|---|
| 0 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,068 | 146.920 | 156,911 |
| BMT | Basement | 1,008 | 51.260 | 51,671 |
| FFL | First Floor | 1,008 | 146.920 | 148,096 |
| WDK | Deck | 72 | 15.840 | 1,140 |
| CFL | Cathflr | 60 | 154.270 | 9,256 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,216 | | Total: | 367,074 | |
| Size Ad | 2136 | Gross Area | 3216 | FinArea | 2338 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 20 | G | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 146.92 |
| Special Features: | 0 | Val/Su Net: | 150.78 |
| Final Total: | 484900 | Val/Su SzAd | 227.01 |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

118.0-0004-0005.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|